174.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	677,100 / 677,100
					USE VALUE:	677,100 / 677,100
					ASSESSED:	677,100 / 677,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		ARGYLE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FAHEY ROBERT E & MARY H
Owner 2:	
Owner 3:	
Street 1:	23 ARGYLE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Wood Shingle Exterior and 1815 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	299,100		378,000	677,100
Total Card	0.092	299,100		378,000	677,100
Total Parcel	0.092	299,100		378,000	677,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.11 | /Parcel: 373.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 116172

GIS Ref

GIS Ref

Insp Date 08/31/18

PREVIOUS ASSESSMENT

Parcel ID 174.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	299,200	0	4,000.	378,000	677,200	677,200	Year End Roll	12/18/2019
2019	101	FV	262,700	0	4,000.	372,600	635,300	635,300	Year End Roll	1/3/2019
2018	101	FV	239,500	0	4,000.	286,200	525,700	525,700	Year End Roll	12/20/2017
2017	101	FV	239,500	0	4,000.	270,000	509,500	509,500	Year End Roll	1/3/2017
2016	101	FV	239,500	0	4,000.	248,400	487,900	487,900	Year End	1/4/2016
2015	101	FV	233,700	0	4,000.	232,200	465,900	465,900	Year End Roll	12/11/2014
2014	101	FV	233,700	0	4,000.	213,800	447,500	447,500	Year End Roll	12/16/2013
2013	101	FV	233,700	0	4,000.	213,800	447,500	447,500		12/13/2012

!13539!

PRINT

Date	Time
12/11/20	03:28:38

LAST REV

Date	Time
11/30/20	13:32:44
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13539

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10388-276		10/22/1963			No	No		N

USER DEFINED

Prior Id # 1:	116172
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2018	369	Re-Roof	9,950	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	Meas/Inspect	HS	Hanne S
10/16/2008	Meas/Inspect	345	PATRIOT
12/14/1999	Meas/Inspect	163	PATRIOT
7/12/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 378,000 | Spl Credit | Total: 378,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.30789471
Const Adj.:	0.98402047
Adj $ / SQ:	160.874
Other Features:	83437
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	406429
Depreciation:	107297
Depreciated Total:	299132

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

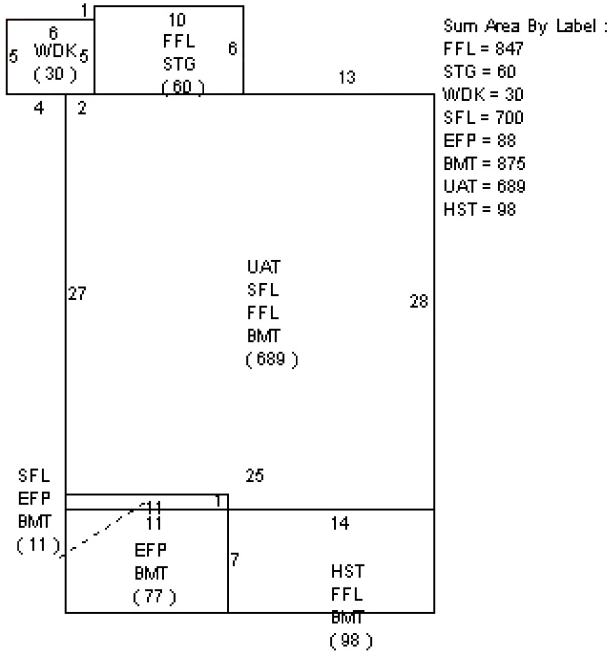
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



Sum Area By Label :
FFL = 847
STG = 60
WDK = 30
SFL = 700
EFP = 88
BMT = 875
UAT = 689
HST = 98

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	160.87
Special Features:	0	Val/Su Net:	106.03
Final Total:	299100	Val/Su SzAd	187.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	875	56.100	49,092
FFL	First Floor	847	160.870	136,261
SFL	Second Floor	700	160.870	112,612
UAT	Upper Attic	172	64.350	11,084
EFP	Enclos Porch	88	57.230	5,037
STG	Storage	60	9.180	551
HST	Half Story	49	160.870	7,883
WDK	Deck	30	15.740	472
	Net Sketched Area:	2,821	Total:	322,992

Size Ad	1596	Gross Are	3387	FinArea	1815

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	